

## 2 Bedroom Apartment for Sale in Limassol District

For sale: Discover modern living in this under-construction top-floor apartment in the desirable area of Agios Nicolaos. This apartment offers 78 m<sup>2</sup> of thoughtfully designed internal space, featuring two spacious bedrooms and two contemporary bathrooms. The property is located on the top floor, easily accessible by elevator, providing excellent privacy and panoramic views.



Agios Nicolaos is a lively and welcoming area, known for its blend of convenience and community spirit. Residents enjoy close proximity to shops, cafes, schools, and essential amenities, making everyday living easy and enjoyable. The area offers a pleasant atmosphere, balancing urban convenience with a peaceful ...

### Property Info

Covered Area **78**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **21570**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

- Elevator

### Location

Region: **Limassol**  
 Coordinates: **34.692620107334 / 33.053869714495**

## Price: €530 000 + VAT

VAT for this property is **€26,500** or **€100,700**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

|     |                 |                    |                                |                 |             |
|-----|-----------------|--------------------|--------------------------------|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 795.00/m<sup>2</sup></b> |                 |             |

## Representative: Kazo Real Estate

|                                          |              |            |                         |
|------------------------------------------|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€515 000 on Jul 3, 2024  
 €530 000 on Mar 11, 2025







